

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

Brad J. Spiller, Esquire  
175 Richey Avenue  
Collingswood, NJ 08107  
(856) 963-5000  
BS 1035  
Attorney for Debtor(s)

In Re:

Richard D. Barber and Sherri L. Barber,  
Debtors



Order Filed on October 17, 2017  
by Clerk U.S. Bankruptcy Court  
District of New Jersey

Case No.: 16-11865

Hearing Date: November 14, 2017

Chapter: 13

Judge: JNP

**ORDER AUTHORIZING  
SALE OF REAL PROPERTY**

Recommended Local Form: ☒ Followed ☐ Modified

The relief set forth on the following pages numbered two (2) and three (3) is  
**ORDERED.**

**DATED: October 17, 2017**

  
Honorable Jerrold N. Poslusny, Jr.  
United States Bankruptcy Court

After review of the Debtor's motion for authorization to sell the real property commonly known as 606 Lakefront Circle, Galloway, New Jersey (the Real Property).

**IT IS** hereby **ORDERED** as follows:

1. The Debtor is authorized to sell the Real Property on the terms and conditions of the contract of sale pursuant to 11 U.S.C. §§ 363(b) and 1303.
2. The proceeds of sale must be used to satisfy the liens on the real property unless the liens are otherwise avoided by court order. Until such satisfaction the real property is not free and clear of liens.
3. ☐ In accordance with D.N.J. LBR 6004-5, the *Notice of Proposed Private Sale* included a request to pay the real estate broker and/or debtor's real estate attorney at closing. Therefore the following professional(s) may be paid at closing.

Name of professional: Wanda Butler and Daniel Boddy

Amount to be paid: 6% of gross sales price

Services rendered: Realtor

**OR:** ☒ Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions and attorney's fees for the Debtor's attorneys on further order of this court.

4. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.

5. The amount of \$ 5,929.93 claimed as exempt may be paid to the Debtor, under 11 U.S.C. §522(d)(5) and said funds may be disbursed directly to the debtor at closing.

6. A copy of the HUD settlement statement must be forwarded to the Chapter 13 Trustee 7 days after closing.

7. Other provisions: ORDERED that debtor counsel be allowed a legal fee of \$500.00 for representation in connection with this motion, which is to be paid (choose one):  
\_\_\_\_\_ at closing ☒ through the plan \_\_\_\_\_ outside the plan;

8. Non-exempt proceeds in the amount listed in the verified chapter 13 payoff shall be forward to the chapter 13 Trustee to pay 100% of unsecured creditors who filed timely claims. Any additional proceeds may be disbursed directly to the creditor.

rev.8/1/15

Certificate of Notice Page 4 of 4  
United States Bankruptcy Court  
District of New Jersey

In re:  
Richard D. Barber  
Sherri L. Barber  
Debtors

Case No. 16-11865-JNP  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-1

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Oct 17, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 19, 2017.  
db/jdb Richard D. Barber, Sherri L. Barber, 309 New Leaf Ct, Galloway, NJ 08205-9654

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Oct 19, 2017

Signature: /s/Joseph Speetjens

---

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 17, 2017 at the address(es) listed below:

Brad J. Spiller on behalf of Debtor Richard D. Barber bankruptcy@brennerlawoffice.com,  
aarcher@brennerlawoffice.com  
Brad J. Spiller on behalf of Joint Debtor Sherri L. Barber bankruptcy@brennerlawoffice.com,  
aarcher@brennerlawoffice.com  
Denise E. Carlon on behalf of Creditor LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES,  
SERIES 2007-2N, U.S. Bank National Association, as Trustee dcarlon@kmlawgroup.com,  
bkgroup@kmlawgroup.com  
Isabel C. Balboa on behalf of Trustee Isabel C. Balboa ecfmil@standingtrustee.com,  
summarymail@standingtrustee.com  
Isabel C. Balboa ecfmil@standingtrustee.com, summarymail@standingtrustee.com  
Laura M. Egerman on behalf of Creditor Lehman XS Trust Mortgage bkyecf@rasflaw.com,  
bkyecf@rasflaw.com;legerman@rasnj.com  
Patrick O. Lacsina on behalf of Creditor Nationstar Mortgage LLC bmusarra@rasnj.com,  
bkyecf@rasflaw.com,legerman@rasnj.com  
Steven P. Kelly on behalf of Creditor FNBN I, LLC, by PennyMac Loan Services, LLC, its  
servicing agent skelly@sterneisenberg.com, bkecf@sterneisenberg.com

TOTAL: 8